

**City of Camden
Planning Commission
June 3, 2024**

Minutes

The City of Camden Planning Commission met for a special meeting on June 3, 2024 at 6:15 PM. Commission members present were Mr. Johnny Deal, Chair; Mr. Mark Mohr, Mr. Charles Wood, Ms. Connie Rouse, Mr. Jay Hudson; and Mr. Shawn Putnam, Secretary.

Mr. Deal called the meeting to order and entertained a motion to approve the meeting agenda. Mr. Mohr made a motion to approve the agenda as presented. Mr. Hudson seconded the motion, which passed unanimously.

Consideration of amendments to the Zoning Ordinance

- **157.025 – 157.029 (Zoning districts)**
- **157.093 – 157.097 (Design standards)**
- **157.136 – 157.141 (Landscaping, buffers, open space and tree conservation)**

Mr. Putnam reviewed the following proposed amendments to the zoning ordinance.

Overlay District and Design Standards

The intent of the following amendments is to make the section on design standards easier to use, and to reduce the number of overlay districts. The current section on design standards is in a table format, and based on feedback we have determined it is not very user friendly. This revision will replace the existing section with a new section that is in narrative format.

The new section on design standards includes the following:

- Establish design standards for all new residential structures. These standards are divided into sections for single-family detached homes, single-family attached homes, and multi-family developments. These standards include requirements relating to façades, windows, materials, foundations, architecture style and variability, garages and carports, eaves, roofs, and entries. The standards for single-family units are divided into two sections: one for infill development, and another for new units in new subdivisions.
- Restate requirements for all commercial development. These requirements are very similar to the existing requirements. Additional requirements were added on building articulation and exterior materials.
- Restate requirements for the Commercial Overlay District. These requirements are mostly the same as the existing requirements, with additional graphics for clarification.
- Combine Downtown Core Overlay District and Corridor Overlay District into a Downtown overlay district. The requirements for these two overlay districts were 99% the same, so it makes sense to combine them. A section in the requirements details

specific requirements for the area that was identified as the Downtown Core area. The overlay district is also expanded to include some sections of Rutledge Street and Market Street.

- Graphics were added to each section to further explain the intent of the requirements.

Summary of amendments to landscaping requirements

- Change “Urban Forester” to “Zoning Administrator” throughout sections
- Add new section on landscape requirements for residential uses. This new section defines landscape requirements for single-family units and multi-family developments. For single-family dwelling units it requires a tree in the front yard and back yard, and some shrubs along the front. There are also requirements for the side of a house that is on a corner lot to require a tree and some shrubs. The requirements for multi-family developments are written in a broad way to allow for flexibility in the landscape design.
- Revise requirements for streets buffers. This includes two revisions to the requirements.
 - First is to remove the requirements that streets buffers must be 6-8 feet in width and state that the buffer must be within 20 feet of the front property line. This will allow for more flexibility in the location and design of the buffer area. It is especially helpful in areas where utilities are installed.
 - The other revision is a new requirement to require a street buffer for major subdivisions. The requirement states the buffer must be at least 30 feet wide for single-family developments and 50 feet for multi-family developments to provide separation between the homes and the street. It includes a requirement that existing wooded areas must be supplemented with additional area trees if it does not provide an adequate screen.
- Revise section on property buffers. These revisions replace the existing table with a new table to identify the width of buffers between different uses. The current table provides several areas where no buffer is required. In the new tables, only single-family detached homes or duplexes on infill lots or in existing subdivision would not require a buffer. The revisions also include increasing the required number of large maturing trees from 1.5 every 100 feet to 2 every 100 feet. It also includes a statement that for single-family developments the buffer must not be located on any platted lots and must be maintained by a homeowners association.
- Add a requirement for the parking lot standards to require a continuous row of evergreen shrubs along roadways and shared access drives that are not already protected by a land use buffer.

Mr. Deal entertained a motion to open the public hearing. Mr. Wood made a motion to open the public hearing, and Ms. Rouse seconded the motion. The motion was approved unanimously.


Ms. Lisa Adams stated she was representing Responsible Growth for Kershaw County and that they were in favor of the proposed amendments. They are happy to see the city adopt design standards for residential structure in particular. She asked if the city would consider some

changes regarding slab on grade foundations and foundation materials. She requested the Commission at some point consider adopting requirements for solar panels. Ms. Adams suggested the city should consider hiring an urban forester again. She also requested that the city provide nameplates for Commission members so the public could identify them.

Mr. Deal entertained a motion to close the public hearing. Mr. Wood made a motion to close the public hearing, and Mr. Mohr seconded the motion. The motion was approved unanimously.

Following discussion, Mr. Hudson made a motion to recommend City Council approve the proposed amendments to the Zoning Ordinance for overlay districts, design standards, landscaping and buffer requirements. Mr. Mohr seconded the motion, which was approved unanimously.

There being no further business, Mr. Mohr made a motion to adjourn, and Mr. Wood seconded the motion. The motion passed unanimously and the meeting was adjourned.


Shawn Putnam
Secretary


Johnny Deal
Chair